The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, February 17, 2021, at 7:05 pm via "GoToMeeting" #599-669-285.

**PLANNING COMMISSION MEMBERS PRESENT (Commissioner location):**
- Don Walker, PC Rep to ZBA (Orion Twp.)
- Kim Urbanowski, BOT Rep to PC (Orion Twp.)
- Joe St. Henry, Secretary (Orion Twp.)
- Scott Reynolds, Chairman (Orion Twp.)
- Don Gross, Vice-Chairman (Orion Twp.)
- Jessica Gingell, Commissioner (Orion Twp.)

**PLANNING COMMISSION MEMBERS ABSENT:**
- Garrett Hoffman, Commissioner

**CONSULTANTS PRESENT:**
- Eric Fazzini, (Township Planner) of Giffels Webster
- Eric Pietsch, (Township Planner) of Giffels Webster
- Tammy Girling, Township Planning & Zoning Director

**OTHERS PRESENT:**
- Annette Battaglia
- Sofija Kalaj
- Jason Wisniewski
- Ken Zmijewski
- Tony Battaglia

**PC-2021-05, C & A Group, Request to Conditionally Rezone 512 E. Silverbell Road, parcel #09-35-200-023, from Single Family Residential (R-1) to Office Professional (OP) with conditions.**

Chairman Reynolds asked if the applicant was present?

Ms. Annette Battaglia the applicant presented via the GoToMeeting app.

Mr. Battaglia stated that she has been a resident in Lake Orion since 1987. She said she was there to talk about a parcel that is located at 512 E. Silverbell Rd. It is a piece of land located right at Silverbell and Bald Mountain Rd. She said that her father, Tony Battaglia, was on the phone. She said he has helped to oversee the steps that go into the purchase and the possibility of rezoning, this parcel. They are looking to conditionally rezone, so they are limiting some of the options that could fall under (OP) Office Professional, on that land. Currently, there is a single-family home on the property that has been abandoned for a long time, doesn’t look very attractive. The land has been vacant, she assumed because it would be expensive to go and tear down the home, clear out the site, put a home or two there. It doesn’t justify the dollar amount of that cost, just sitting there. It serves no value at this point in her opinion. Getting it rezoned will justify spending the money on tearing down the house, getting the land set up, and putting a building there. They are proposing to put a professional building on the site, with some conditions on there. They want to clean it up, put a nice building there, and, hopefully, welcome some new people that can offer services to the people in the community. They are moving forward with this process and have taken into consideration as if she lived in the neighborhood, they want to make sure that the building is attractive. With the special conditions that they put on there, they are making sure that it is not two-story, it is not a service that is going to be a lot of activity that could cause a lot of traffic in the area. They have taken all that into consideration as they went through this process. She understood that they have a Master Plan that gets reviewed, and she thought that review was coming up in the next year or two. In the surrounding area, she could see a variety of things from recreational to residential in the area, and she felt that the request that they were looking for would be good for the area, and not harmful in any way. She said she supplied them with some drawings to give them an idea of the type of building, very simple, but yet attractive.
Chairman Reynolds asked if there were any public comments? There were not.

Chairman Reynolds asked if there were any comments from the Commissioners? There were not.

Chairman Reynolds closed the public hearing at 7:13 p.m.

Ms. Battaglia commented that one of her father’s signature buildings is right down the road called Palazzo Di Bocce. She felt that he brought a lot of resources and knowledge to the table to ensure a nice quality good looking facility in the area.

Respectfully submitted,

[Signature]

Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion

March 17, 2021
Planning Commission Approval Date